



HOME
MARKETING & MANAGEMENT

NEW STREET GROVE, PUDSEY LS28 8EZ

AUCTION STARTING BID £125,000



End Terrace True Bungalow
2 Bedrooms
uPVC D/G & Gas c/h
Potential to Extend (Subject to Planning)
Lounge. Fitted Kitchen
Further Modernisation Required
Gardens to 3 Sides
Ideal for Retired Persons / Couple
Popular Location of Pudsey
No Chain. Vacant Possession

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GENERAL DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000
 A two bedroom end terrace bungalow occupying a generous corner plot situated in a residential cul-de-sac location in the sought after market town of Pudsey. The property will be of particular interest to developers and DIY enthusiasts alike seeking a well located project which benefits from: Gardens to three sides offering potential to extend (subject to necessary planning permissions and building regulations); modern fitted kitchen unit; white bathroom suite; Upvc double glazing; gas central heating with combination boiler; solar panels; marked parking bays. Offers good access to both Leeds and Bradford as well as local amenities in Pudsey town centre and an early inspection is recommended to appreciate the location and potential this property has to offer.

TENURE
 Freehold

ROOM MEASUREMENTS

ENTRANCE PORCH 6' 5" x 4' 2" (1.96m x 1.27m)

ENTRANCE HALL 23' 5" x 3' 10" (7.14m x 1.17m) max

LIVING ROOM 12' 1" x 11' 8" (3.68m x 3.56m)

KITCHEN 9' 9" x 6' 8" (2.97m x 2.03m) max

DOUBLE BEDROOM 1 11' 8" x 9' 9" (3.56m x 2.97m) max

BEDROOM 2 8' 2" x 6' 1" (2.49m x 1.85m)

BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

